

**DRAFT**

Agenda Item Number :

## Request For Council Action

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**Date Submitted** 2014-11-12 07:24:03**Applicant** City of St. George**Quick Title** RDA Agenda - Ft. Pierce CDA #2 Public Hearing**Subject** Public Hearing to take comment from citizens, taxing agencies, and property owners on the Ft. Pierce Community Development Area #2 (CDA) Budget and Plan.**Discussion** Ft. Pierce CDA #2 is a 57-acre district where Environmental Stoneworks and Industrial Brush Company have located. Creation of this new Community Development Area will enable the St. George RDA to enter into incentive agreements with these companies. The taxing agencies will need to opt-in to the CDA through Interlocal Agreements.**Cost** \$0.00**City Manager  
Recommendation****Action Taken****Requested by** Deanna Brklacich**File Attachments****Approved by Legal  
Department?** No**Approved in Budget?** N/A **Amount:****Additional Comments**

**DRAFT**

Agenda Item Number :

## Request For Council Action

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**Date Submitted** 2014-11-12 07:25:46**Applicant** City of St. George**Quick Title** RDA Agenda - Ft. Pierce CDA #2 Resolution to Adopt Plan & Budget**Subject** Resolution to Adopt the Ft. Pierce CDA #2 Plan and Budget.**Discussion****Cost** \$0.00**City Manager  
Recommendation****Action Taken****Requested by** Deanna Brklacich**File Attachments****Approved by Legal  
Department?** No**Approved in Budget?** No **Amount:****Additional Comments**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE  
ADOPTING AN OFFICIAL PROJECT AREA PLAN AND OFFICIAL PROJECT AREA  
BUDGET FOR THE FORT PIERCE COMMUNITY DEVELOPMENT PROJECT AREA #2.**

**WHEREAS**, the Redevelopment Agency of the City of St. George (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

**WHEREAS**, the City of St. George (the "City") has a planning commission and has adopted a general plan pursuant to applicable law; and

**WHEREAS**, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-4-101 of the Act; and

**WHEREAS**, pursuant to Section 17C-4-103 of the Act, the Agency has (a) prepared a draft Fort Pierce Community Development Project Area #2 Plan (the "Project Area Plan" or "Plan") and (b) made the draft Project Area Plan available to the public at the Agency's offices during normal business hours; and

**WHEREAS**, pursuant to Section 17C-4-204(1) of the Act, the Agency has (a) prepared a draft Fort Pierce Community Development Project Area #2 Budget (the "Project Area Budget" or "Budget") and (b) made the draft Project Area Budget available to the public at the Agency's offices during normal business hours; and

**WHEREAS**, the Agency provided notice of the public hearing in strict compliance with Sections 17C-4-106, 401, and 402; and

**WHEREAS**, the Agency has held a public hearing on the draft Project Area Plan and at that Plan hearing (a) allowed public comment on the draft Project Area Plan and whether the draft Project Area Plan should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Plan; and

**WHEREAS**, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Plan, and whether to revise, approve or reject the draft Project Area Plan;

**WHEREAS**, less than one year has passed since the date of the public hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Agency:

**Section 1. Adoption of Project Area Plan.** It has become necessary and desirable to adopt the draft Project Area Plan as the official Project Area Plan for the Project Area as described in Section 2

hereafter. The draft Project Area Plan, in the form attached hereto as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official Project Area Plan for the Project Area. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the City Council of the City requesting that the Project Area Plan be adopted by ordinance of the legislative body of City in accordance with the provisions of the Act.

**Section 2. Legal Description of the Project Area Boundaries.** The legal description of the boundaries of the Project Area covered by the Project Area Plan is attached hereto and incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

**Section 3. Agency's Purposes and Intent.** The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

- A. Provide essential governmental services to the Project Area by providing a mechanism to develop public infrastructure within or to serve the Project Area.
- B. Encourage and accomplish appropriate private development and community development activities within the Project Area.
- C. Provide for the strengthening of the tax base and economic health of the community.

**Section 4. Project Area Plan Incorporated by Reference.** The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

**Section 5. Agency Board Findings.** The Agency Board hereby determines and finds as follows:

The adoption of the Project Area Plan will:

- A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate community development activities within the Project Area;
- B. Provide a public benefit in the form of, among other things, increased development activity within the boundaries of the Agency, including in particular within the Project Area, that is desirable and will enhance the tax base of all taxing entities within the Project Area;
- C. Be economically sound and feasible; in that the revenue needed for the implementation of the Project Area Plan will come from incremental property taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;

D. Conform to the City's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City's general plan; and

E. Promote the public peace, health, safety and welfare of the citizens of the City.

**Section 6. Project Area Budget.** Additionally, the Project Area Budget, attached hereto and incorporated herein as **Exhibit D**, is adopted for the Project Area as provided in Section 17C-4-204 of the Act.

**Section 7. Financing.** Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community development project areas permitted by Chapter 4 of the Act.

**Section 8. Effective Date.** This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City.

**IN WITNESS WHEREOF**, the Governing Board of the Redevelopment Agency of the City of St. George has approved, passed and adopted this Resolution this \_\_\_\_ day of November, 2014.

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Agency Chair

ATTEST:

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## EXHIBIT A – LEGAL DESCRIPTION OF THE PROJECT AREA

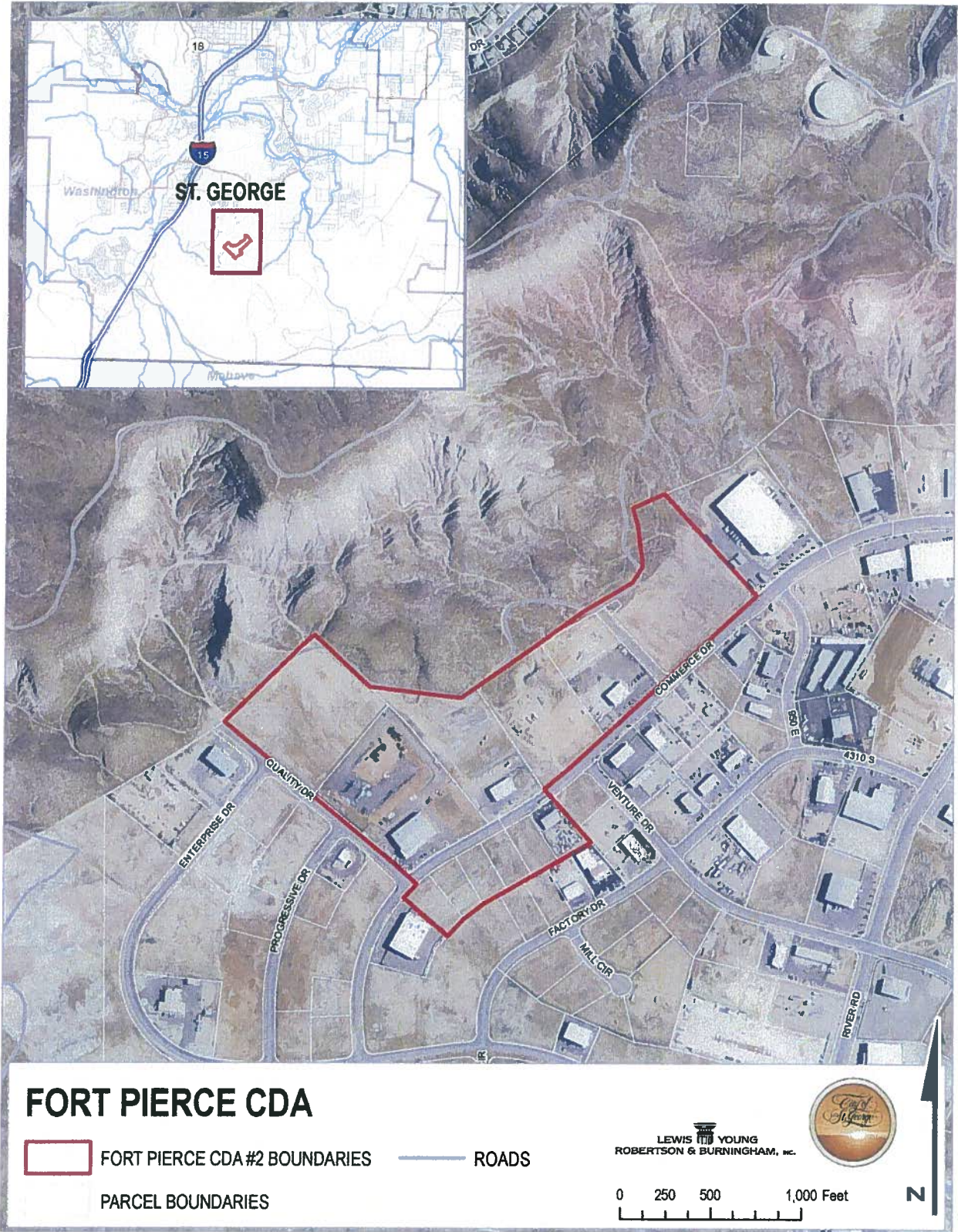
Commencing at the Northwest Quarter Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base & Meridian; thence 875.60 feet S 88°45'22" E along the section line, and 160.30 feet S 01°14'38" W to the POINT OF BEGINNING, said point also being on the Northerly line of Commerce Drive, as shown on the "Commerce Drive Extension" Dedication Plat, according to official plat thereof on file and of record in the Washington County Recorder's Office as Entry No. 828420; thence S 47°15'29" W, a distance of 1460.99 feet more or less to a point of curve to the right having a radius of 990.49 feet and a central angle of 07°44'40"; thence southwesterly along the arc a distance of 133.88 feet more or less; thence S 41°23'29" E, a distance of 66.07 feet more or less; thence S 42°44'31" E, a distance of 324.13 feet more or less; thence S 59°49'11" W, a distance of 755.47 feet more or less; thence S 42°23'28" W, a distance of 192.89 feet more or less; thence N 50°30'13" W, a distance of 319.43 feet more or less; thence N 50°31'07" W, a distance of 66.00 feet more or less to the point of curve of a non tangent curve to the right, of which the radius point lies S 50°31'07" E, a radial distance of 1,000.00 feet; thence northeasterly along the arc, through a central angle of 06°38'26", a distance of 115.90 feet more or less; thence N 45°46'09" W, a distance of 160.01 feet more or less to a point of curve to the left having a radius of 3,066.00 feet and a central angle of 05°05'44"; thence northwesterly along the arc a distance of 272.68 feet more or less; thence N 50°51'53" W, a distance of 889.75 feet more or less; thence N 55°38'13" E, a distance of 45.06 feet more or less; thence N 43°57'59" E, a distance of 653.25 feet more or less; thence S 45°07'03" E, a distance of 430.38 feet more or less; thence S 82°57'28" E, a distance of 500.45 feet more or less; thence N 54°35'35" E, a distance of 528.51 feet more or less; thence N 61°03'35" E, a distance of 582.54 feet more or less; thence N 06°54'20" W, a distance of 345.90 feet more or less; thence N 41°26'40" E, a distance of 200.93 feet more or less; thence N 66°15'02" E, a distance of 98.29 feet more or less; thence S 42°43'56" E, a distance of 750.72 feet more or less to the POINT OF BEGINNING.

Containing 2,485,014.05 square feet or 57.0481 acres, more or less.

The intent of this legal description is to include all of Lots 73, 74A, 74B, 75, 76, 77, 78, 79, 124, 127, and 128 into the Fort Pierce CDA #2



EXHIBIT B – MAP OF THE PROJECT AREA



## EXHIBIT C: PROJECT AREA PLAN



# PROJECT AREA PLAN FORT PIERCE COMMUNITY DEVELOPMENT AREA #2 (CDA)

REDEVELOPMENT AGENCY OF THE CITY OF  
ST. GEORGE, UTAH



**OCTOBER 2014**

  
**LEWIS YOUNG**  
**ROBERTSON & BURNINGHAM, INC.**

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## Definitions

As used in this Community Development Project Area Plan, the term:

**"Act"** shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

**"Agency"** shall mean the Redevelopment Agency of the City of St. George, which is a separate body corporate and politic created by the City pursuant to the Act.

**"Base taxable value"** shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

**"Base taxable year"** shall mean the Tax Year during which the Project Area Budget is approved pursuant to Subsection 17C-1-102 (6), which shall be January 1, 2014.

**"City" or "Community"** shall mean the City of St. George.

**"Legislative body"** shall mean the City Council of St. George which is the legislative body of the Community.

**"Plan Hearing"** shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

**"Project Area"** shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (Exhibit A & B).

**"Project Area Budget"** shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- ☐ the base taxable value of property in the Project Area;
- ☐ the projected tax increment expected to be generated within the Project Area;
- ☐ the amount of tax increment expected to be shared with other taxing entities;
- ☐ the amount of tax increment expected to be used to implement the Project Area plan;
- ☐ the tax increment expected to be used to cover the cost of administering the Project Area plan;



☐ if the area from which tax increment is to be collected is less than the entire Project Area:

- the tax identification number of the parcels from which tax increment will be collected; or
- a legal description of the portion of the Project Area from which tax increment will be collected; and

☐ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

**“Project Area Plan”** shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

**“Taxes”** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

**“Taxing Entity”** shall mean any public entity that levies a tax on any property within the Project Area.

**“Tax Increment”** shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

**“Tax Increment Period”** shall mean the period of time in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

**“Tax Year”** shall mean the 12-month period between sequential tax roll equalizations (November 1<sup>st</sup>-October 31<sup>st</sup>) of the following year, e.g., the November 1, 2013-October 31, 2014 tax year.



## Introduction

The Redevelopment Agency of the City of St. George ("Agency"), following a thorough consideration of the needs and desires of the City of St. George (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the Fort Pierce Community Development Project Area #2 (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies within the Fort Pierce Industrial Park and runs along Commerce Drive. The Plan is intended to define the method and means of development for the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing districts.

The Project Area is being undertaken as a community development project area pursuant to certain provisions of Chapters 1 and 4 of the Utah Limited Purpose Local Governmental Entities -- Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

## Resolution Authorizing the Preparation of a Draft Community Development Project Area Plan

Pursuant to the provisions of §17C-4-101 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **August 21, 2014**.

Utah Code  
§17C-4-102

## Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- ☐ Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- ☐ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area; and





- Pursuant to the provisions of §17C-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE  
§17C-4-103(1)

## Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area is located within the Fort Pierce Industrial Park located within the City's southern boundaries. There are no agricultural, forest or mining uses in the Project Area. The Project Area is comprised of approximately 12 lots within the Industrial park, equaling 57.04 acres of property.

As delineated in the office of the Washington County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit C**.

UTAH CODE  
§17C-4-103(2)

## General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

### General Land Uses

A significant amount of property within the Project Area consists of vacant and underutilized property not generating full beneficial tax base to the City or other taxing entities. Table 1 summarizes the approximate acreage of existing land uses by land use type.

**TABLE 1: LAND USES**

Type	Acres	% of Area
Industrial	21.63	38%
Vacant	35.41	62%
<b>Total</b>	<b>57.04</b>	<b>100%</b>

Current M-I zoning allows the contemplated uses which include industrial, like manufacturing, and other commercial uses. This Project Area Plan is consistent with



the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

### **Layout of Principal Streets**

The principal streets within the Project Area are **Commerce Drive** and **Quality Drive**. The Project Area map, provided in **Exhibit B**, shows the principal streets in the area. The Commerce Drive and Quality Drive intersection is the gateway to the Project Area and all improvements along these streets are anticipated to spur development within all parts of the Project Area.

### **Population Densities**

Currently, there is no residential development within the Project Area.

### **Building Densities**

Building densities may increase as potential future development could include multi-story structures. Also, the intent of this plan is to promote greater economic utilization of the land area, which currently has over 35 acres of undeveloped land.

### **Impact of Community Development on Land Use, Layout of Principal Streets, and Population Densities**

Community development activities within the Project Area will mostly consist of development and economic enhancement of underutilized areas. The types of land uses will include: industrial, manufacturing, and commercial. In order to promote the development of the Project Area, the Agency, along with property owners, developers, and/or businesses will need to construct infrastructure improvements that create better utilization of land.

**Land Use** – The City adopted an ordinance that created special site development standards for the Fort Pierce Industrial Park. The additional special standards included: (i) loading dock requirements; (ii) landscaping provisions; (iii) building height specifications; and (iv) additional prohibited uses.

**Layout of Principal Streets** – It is not anticipated that the community development of the Project Area will alter the layout of principal streets in the area.

**Population Densities** – The Project Area will not include any residential development, thus the population density will not increase.





UTAH CODE  
§17C-4-103(3)

## Standards Guiding the Community Development

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

### **Business attraction and expansion.**

St. George City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

### **Recruit, retain, and expand employers.**

St. George encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

UTAH CODE  
§17C-4-103(4)

## How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County, and the State.



UTAH CODE  
§17C-4-103(5)

## **Conformance of the Proposed Development to the Community's General Plan**

The proposed Community Development Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE  
§17C-4-103(6)

## **Describe any Specific Project or Projects that are the object of the Proposed Community Development**

The primary objectives of the community development area include: 1) assisting in the relocation of a manufacturing company to the Fort Pierce Industrial Park. This company will create at least 25 new high paying jobs with an average yearly wage of \$63,880; and 2) aiding a local company in relocating to the Fort Pierce Industrial Park, where they will add a manufacturing component to their current operation. This user will employ approximately 60 employees in their new facility. The overall intent and objective of this Project Area Plan is to further promote the expansion of industrial, manufacturing and commercial enterprises within the Project Area. This will be accomplished in part through the extension of public infrastructure improvements and job creation incentives.

UTAH CODE  
§17C-4-103(7)

## **Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process**

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and

Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE  
§17C-4-103(8)

## **Reason for Selection of the Project Area**

The Fort Pierce Industrial Park creates an opportunity to accommodate new industrial and manufacturing businesses in the St. George area. These businesses will create new high paying jobs and increase the tax base to the City, County, and State of Utah. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan.

UTAH CODE  
§17C-4-103(9)

## **Description of Physical, Social and Economic Conditions Existing in the Project Area**

### **Physical Conditions**

The Project Area consists of approximately 57 acres of relatively flat, publicly and privately owned land as shown on the Project Area map. There is minimal landscaping surrounding the commercial, industrial or office buildings. There are very little streetscapes or pedestrian-oriented lighting in the Project Area.

### **Social Conditions**

The Project Area experiences a lack of social connectivity and vitality. There are no residential units. There are currently no parks, libraries, or other social gathering places in the Project Area. The lack of sidewalks on some streets and walking trails discourages foot traffic and access within the area. There is nominal human activity in the Project Area outside of business hours.

### **Economic Conditions**

The Project Area is within the Fort Pierce Industrial Park, which has helped improve the existing economic base of the City. One of the objectives of this Project Area Plan includes providing incentives to property owners to sale, lease, or develop the existing vacant parcels of property, which will expand the economic base of the City, County and State of Utah.



UTAH CODE  
§17C-4-103(10)

## Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this plan, specifically to:

- ☐ Foster and accelerate economic development;
- ☐ Stimulate job development;
- ☐ Promote the use of transit and the walkability of the area;
- ☐ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☐ Assist with property acquisition and/or land assembly; and
- ☐ Provide attractive development for high-quality commercial/industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

UTAH CODE  
§17C-4-103(11)

## Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE  
§17C-4-103(11)(a)

### The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

It is estimated that the development of the Project Area will result in a minimum of approximately 85 new jobs. These jobs will likely result in an average monthly wage



of approximately \$2,540.<sup>1</sup> Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE  
§17C-4-103(11)(b)

### **The Associated Business and Economic Activity Likely to be Stimulated**

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Business will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

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<sup>1</sup> Utah Department of Workforce Services, Average Monthly Nonfarm Wage, Washington County, 2013





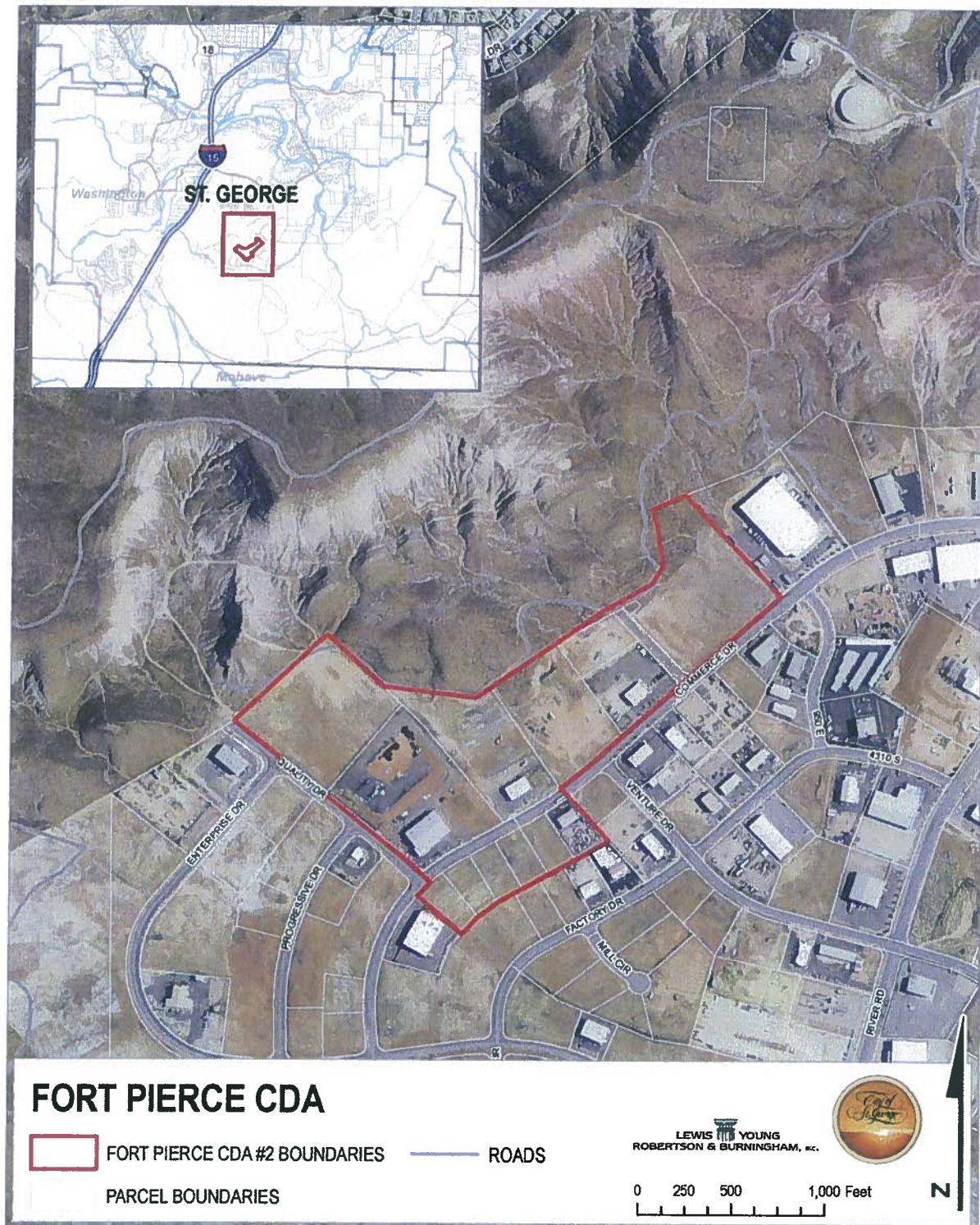
## EXHIBIT A: Legal Description of Fort Pierce CDA #2

Commencing at the Northwest Quarter Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base & Meridian; thence 875.60 feet S 88°45'22" E along the section line, and 160.30 feet S 01°14'38" W to the POINT OF BEGINNING, said point also being on the Northerly line of Commerce Drive, as shown on the "Commerce Drive Extension" Dedication Plat, according to official plat thereof on file and of record in the Washington County Recorder's Office as Entry No. 828420; thence S 47°15'29" W, a distance of 1460.99 feet more or less to a point of curve to the right having a radius of 990.49 feet and a central angle of 07°44'40"; thence southwesterly along the arc a distance of 133.88 feet more or less; thence S 41°23'29" E, a distance of 66.07 feet more or less; thence S 42°44'31" E, a distance of 324.13 feet more or less; thence S 59°49'11" W, a distance of 755.47 feet more or less; thence S 42°23'28" W, a distance of 192.89 feet more or less; thence N 50°30'13" W, a distance of 319.43 feet more or less; thence N 50°31'07" W, a distance of 66.00 feet more or less to the point of curve of a non tangent curve to the right, of which the radius point lies S 50°31'07" E, a radial distance of 1,000.00 feet; thence northeasterly along the arc, through a central angle of 06°38'26", a distance of 115.90 feet more or less; thence N 45°46'09" W, a distance of 160.01 feet more or less to a point of curve to the left having a radius of 3,066.00 feet and a central angle of 05°05'44"; thence northwesterly along the arc a distance of 272.68 feet more or less; thence N 50°51'53" W, a distance of 889.75 feet more or less; thence N 55°38'13" E, a distance of 45.06 feet more or less; thence N 43°57'59" E, a distance of 653.25 feet more or less; thence S 45°07'03" E, a distance of 430.38 feet more or less; thence S 82°57'28" E, a distance of 500.45 feet more or less; thence N 54°35'35" E, a distance of 528.51 feet more or less; thence N 61°03'35" E, a distance of 582.54 feet more or less; thence N 06°54'20" W, a distance of 345.90 feet more or less; thence N 41°26'40" E, a distance of 200.93 feet more or less; thence N 66°15'02" E, a distance of 98.29 feet more or less; thence S 42°43'56" E, a distance of 750.72 feet more or less to the POINT OF BEGINNING.

Containing 2,485,014.05 square feet or 57.0481 acres, more or less.

The intent of this legal description is to include all of Lots 73, 74A, 74B, 75, 76, 77, 78, 79, 124, 127, and 128 into the Fort Pierce CDA #2

## EXHIBIT B: Project Area Map







## EXHIBIT C: Parcel List

Taxable Property Schedule (2013)				
Parcel ID	Owner	Acres	Taxable Value	Tax District
SG-5-3-19-111	TAC HOLDINGS LLC	1.81	197,100	8
SG-5-3-20-450	TAC HOLDINGS LLC	3.26	757,700	8
SG-5-3-19-112	MCSTG Partners LLC	10.00	2,269,800	8
SG-5-3-19-1102	Bristle Barn LLC	6.56	661,500	8
SG-5-3-19-120	STS Leasing LLC	7.12	1,040,300	8
SG-5-3-19-129	Guthrie LLC	1.19	129,500	8
SG-5-3-19-128	Kurt & Linda Johnson	1.07	116,200	8
SG-5-3-19-132	Competitive Excavation Inc	1.12	121,500	8
SG-5-3-19-121	E&B Holdings LC	1.25	307,600	8
SG-5-3-17-1101	Utah School & Trust Lands <sup>2</sup>	22.45	-	8
SG-5-3-20-4412	Fort Pierce Leasing LC	0.09	5,000	8
SG-5-3-19-131	Competitive Excavation Inc	1.12	121,500	8
Total		57.04	5,727,700	

<sup>2</sup> The 22.45 acres is currently part of the Utah School & Trust Lands (SITLA) "parent parcel", and is thus tax exempt. As value added businesses locate on the conceptual lots owned by SITLA, the lot will be reduced from SITLA's "parent parcel" and given its own tax I.D. number.

## EXHIBIT D: PROJECT AREA BUDGET

# PROJECT AREA BUDGET FORT PIERCE COMMUNITY DEVELOPMENT AREA #2 (CDA)

REDEVELOPMENT AGENCY OF THE CITY  
OF ST. GEORGE, UTAH



**OCTOBER 2014**

  
**LEWIS YOUNG**  
**ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101  
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - [WWW.LEWISYOUNG.COM](http://WWW.LEWISYOUNG.COM)



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## Section 1: Introduction

The Redevelopment Agency of St. George (the “Agency”), following thorough consideration of the needs and desires of the City of St. George (the “City”) and its residents, as well as understanding the City’s capacity for new development, has carefully crafted the Project Area Plan (the “Plan”) for the Fort Pierce Community Development Project Area #2 (the “Project Area”). The Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies within the Fort Pierce Industrial Park.

The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This **Project Area Budget** document (the “Budget”) is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The creation of the Project Area is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

## Section 2: Description of Community Development Project Area

The Project Area lies entirely within the boundaries of the City and is located within the Fort Pierce Industrial Park. The property encompasses approximately 57 acres of land.

**TABLE 2.1: DESCRIPTION OF PROJECT AREA**

Existing Land Uses	Acres	% of Area
Industrial	21.63	38%
Vacant	35.41	62%
<b>Total</b>	<b>57.04</b>	<b>100%</b>

The Project Area encompasses all of the parcels detailed in **APPENDIX A**.

A map and legal description of the Project Area are attached hereto in **APPENDIX B**.



### Section 3: General Overview of Project Area Budget

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

#### Base Year Value

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2014 tax year which is estimated to be \$5,727,700. Using the 2014 tax rates established within the Project Area the property taxes levied equate to \$66,373 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of the tax rate being levied.

#### Payment Trigger

This Budget will have a fifteen-year (15) duration from the date of the first tax increment receipt. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2015, Year 1 of increment will be 2016. The Agency anticipates it will trigger the tax increment by March 1, 2015 but in no case will the Agency trigger increment collection after March 1, 2017.

#### Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in 2014 or 2015. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1<sup>st</sup>) following construction completion and Tax Increment will actually be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2015 or as late as 2017. It is currently estimated that during the 15-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$3.73 million or at a net present value (NPV)<sup>1</sup> of \$2.54 million. This amount is over and above the \$995,589 of base taxes that the property would generate over 15 years at the \$66,373 annual amount it currently generates as shown in Table 4.1 below.

---

<sup>1</sup> Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.





## Section 4: Property Tax Increment

### Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be \$5,727,700. Based upon the 2013 tax rates in the area, the collective taxing entities are receiving \$66,373 in property tax annually from this Project Area. This equates to approximately \$995,589 over the fifteen year life of the Project Area.

**TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 15 YEARS)**

Entity	Total	NPV at 4%
Washington County	\$158,342	\$117,367
Washington County School District	\$620,396	\$459,853
St. George City	\$142,792	\$105,841
Washington County Water Conservancy District	\$70,107	\$51,965
Southwest Mosquito Abatement & Control District	\$3,952	\$2,929
<b>Total Revenue</b>	<b>\$995,589</b>	<b>\$737,956</b>

### Property Tax Increment Shared with RDA

It is anticipated that all taxing entities will contribute 100% of their respective tax increment for 15 years. The City, County and the State will **not** contribute any portion of their incremental sales tax to implement the Project Area Plan. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

**TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS**

Entity	Percentage	Length	Total	NPV at 4%
Washington County	100%	15 Years	\$593,748	\$403,999
Washington School District	100%	15 Years	\$2,326,346	\$1,582,897
St. George City	100%	15 Years	\$535,436	\$364,323
Washington County Water Conservancy District	100%	15 Years	\$262,886	\$178,873
Southwest Mosquito Abatement & Control District	100%	15 Years	\$14,820	\$10,084
<b>Total Sources of Tax Increment Funds</b>			<b>\$3,733,236</b>	<b>\$2,540,176</b>

### Uses of Tax Increment

The majority of the Tax Increment collected by the Agency (96.5%) will be used for redevelopment activities such as offsetting certain on-site and off-site public infrastructure costs necessary to accommodate development in the Project Area; Incentive Agreements with Environmental Stoneworks and Industrial Brush, and other qualifying businesses; and direct professional services. The remaining 3.5% will be used to offset the administration costs of the Agency.



**TABLE 4.3: USES OF TAX INCREMENT**

Uses	Total	NPV at 4%
Redevelopment Activities (Infrastructure, Incentive Agreements, Direct Professional Services) @ 96.5%	\$3,602,573	\$ 2,451,270
Project Area Administration @ 3.5%	\$130,663	\$ 88,906
<b>Total Uses of Tax Increment Funds</b>	<b>\$ 3,733,236</b>	<b>\$ 2,540,176</b>

A multi-year projection of tax increment is including in **APPENDIX C**.

### **Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project**

As described above, the collective taxing entities are currently receiving approximately \$66,373 in property taxes annually from this Project Area. At the end of the life of the project area, the taxing entities will receive all of their respective tax increment thereafter. At the end of 15 years an additional \$380,341 in property taxes annually is anticipated, totaling approximately \$446,714 in property taxes annually for the area. But for the assistance provided by the RDA through tax increment revenues, this increase of approximately 573 percent in property taxes generated for the taxing entities would not be possible.

**TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES**

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Washington County	\$10,556	\$60,491	\$71,047
Washington County School District	\$41,360	\$237,007	\$278,367
St. George City	\$9,519	\$54,550	\$64,070
Washington County Water Conservancy District	\$4,674	\$26,783	\$31,457
Southwest Mosquito Abatement & Control District	\$263	\$1,510	\$1,773
<b>Total Revenue</b>	<b>\$66,373</b>	<b>\$380,341</b>	<b>\$446,714</b>



## Section 5: Cost/Benefit Analysis

### Additional Revenues

#### Sales Tax

Incremental sales and use tax will flow more quickly from the Project Area as sales tax is generated as soon as a business begins generating sales. In addition, the sales and use tax is paid either monthly or quarterly to the City, County, and State. It is estimated that incremental sales tax would begin flowing to the City, County, and State as early as 2015 and as late as 2018. The estimated new incremental sales tax revenue generated within the project<sup>2</sup> for the 15-year life of this Master Budget for the City, County and State is approximately \$22.65 million. The sales tax benefit to the City over the life of the project is approximately \$1.96 million.

#### Other Tax Revenues

The development within the Project Area will also generate energy sales and use taxes for natural gas and electric, as well as telecom taxes.

Table 5.1 shows the anticipated property tax increment shared with the Agency by the taxing entities and the City's portion of sales tax, telecom tax, and energy sales and use tax.

**TABLE 5.1: TOTAL REVENUES**

	Total	NPV at 4%
Property Tax Increment	\$3,733,236	\$2,540,176
Sales Tax	\$1,969,654	\$1,443,870
Telecom Tax	\$195,991	\$138,732
Energy Sales & Use Tax (Natural Gas)	\$119,947	\$84,416
Energy Sales and Use Tax (Electric)	\$292,485	\$205,845
<b>Total Revenue</b>	<b>\$6,311,313</b>	<b>\$4,413,039</b>

### Additional Costs

The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Project Area Plan are identified below.

**TABLE 5.2: TOTAL EXPENDITURES**

Other City Expenditures	Total	NPV at 4%
Estimated Budget	\$3,733,236	\$2,540,176
General Government Services	\$71,023	\$49,710
Public Works Services	\$144,833	\$101,372
Public Safety Services	\$361,322	\$252,898
Parks and Recreation	\$208,597	\$146,002
<b>Total Uses of Tax Increment Funds</b>	<b>\$4,519,011</b>	<b>\$3,090,158</b>

<sup>2</sup> Includes only the estimated new sales to the City, County, and State, respectively



The total net benefit (the Total Revenues in Table 5.1 minus the Total Expenditures in Table 5.2) to the City of implementing the project area is approximately \$1,792,302 or \$1,322,881 NPV.



## Appendix A: Parcel List

Taxable Property Schedule (2013)				
Parcel ID	Owner	Acres	Taxable Value	Tax District
SG-5-3-19-111	TAC HOLDINGS LLC	1.81	197,100	8
SG-5-3-20-450	TAC HOLDINGS LLC	3.26	757,700	8
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Total		57.04	5,727,700	

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## Appendix B: Map and Legal Description

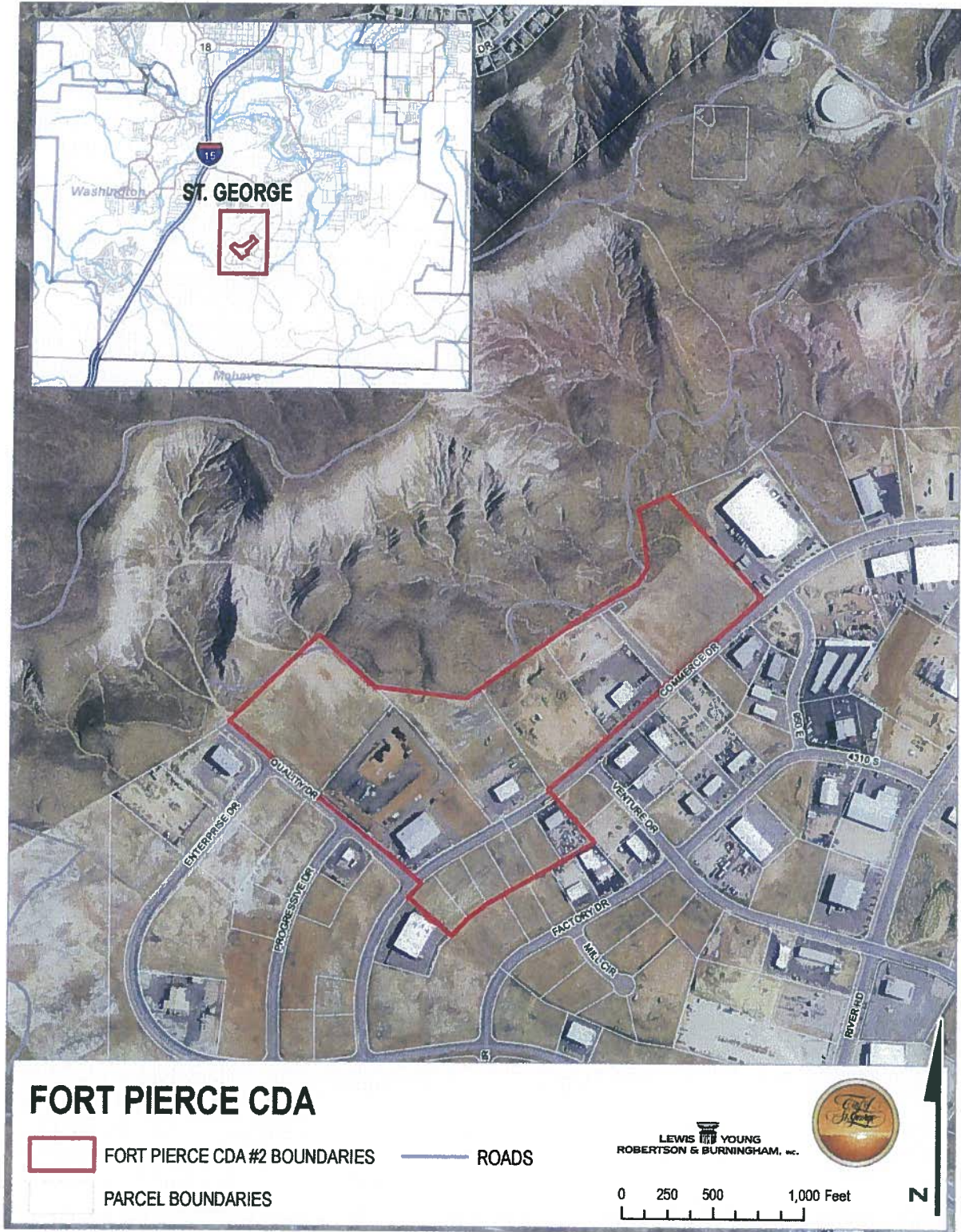
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Commencing at the Northwest Quarter Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base & Meridian; thence 875.60 feet S 88°45'22" E along the section line, and 160.30 feet S 01°14'38" W to the POINT OF BEGINNING, said point also being on the Northerly line of Commerce Drive, as shown on the "Commerce Drive Extension" Dedication Plat, according to official plat thereof on file and of record in the Washington County Recorder's Office as Entry No. 828420; thence S 47°15'29" W, a distance of 1460.99 feet more or less to a point of curve to the right having a radius of 990.49 feet and a central angle of 07°44'40"; thence southwesterly along the arc a distance of 133.88 feet more or less; thence S 41°23'29" E, a distance of 66.07 feet more or less; thence S 42°44'31" E, a distance of 324.13 feet more or less; thence S 59°49'11" W, a distance of 755.47 feet more or less; thence S 42°23'28" W, a distance of 192.89 feet more or less; thence N 50°30'13" W, a distance of 319.43 feet more or less; thence N 50°31'07" W, a distance of 66.00 feet more or less to the point of curve of a non tangent curve to the right, of which the radius point lies S 50°31'07" E, a radial distance of 1,000.00 feet; thence northeasterly along the arc, through a central angle of 06°38'26", a distance of 115.90 feet more or less; thence N 45°46'09" W, a distance of 160.01 feet more or less to a point of curve to the left having a radius of 3,066.00 feet and a central angle of 05°05'44"; thence northwesterly along the arc a distance of 272.68 feet more or less; thence N 50°51'53" W, a distance of 889.75 feet more or less; thence N 55°38'13" E, a distance of 45.06 feet more or less; thence N 43°57'59" E, a distance of 653.25 feet more or less; thence S 45°07'03" E, a distance of 430.38 feet more or less; thence S 82°57'28" E, a distance of 500.45 feet more or less; thence N 54°35'35" E, a distance of 528.51 feet more or less; thence N 61°03'35" E, a distance of 582.54 feet more or less; thence N 06°54'20" W, a distance of 345.90 feet more or less; thence N 41°26'40" E, a distance of 200.93 feet more or less; thence N 66°15'02" E, a distance of 98.29 feet more or less; thence S 42°43'56" E, a distance of 750.72 feet more or less to the POINT OF BEGINNING.

Containing 2,485,014.05 square feet or 57.0481 acres, more or less.

The intent of this legal description is to include all of Lots 73, 74A, 74B, 75, 76, 77, 78, 79, 124, 127, and 128 into the Fort Pierce CDA #2







## Appendix C: Multi-Year Budget



REDEVELOPMENT AGENCY OF ST. GEORGE

Fort Pierce #2 Project Area

Increment and Budget Analysis

Assessing C.I. Multi-Year Tax Increment Budget (Projected Area Forecast)

ASSUMPTIONS:	
Discount Rate	4.0%
Inflation Rate	2.5%

INCREMENTAL TAX ANALYSIS:		Payment Year		Year																	TOTALS		NPV
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030					
Cumulative Taxable Value		-	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000				
Planned Increment Development		-	\$3,394,862	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362	\$6,235,362				
Environmental Stormworks		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Industrial Brush		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Estimated Future Development		-	-	-	\$3,762,962	\$4,491,890	\$6,359,457	\$8,267,234	\$10,747,482	\$13,971,727	\$18,163,245	\$23,612,219	\$25,066,815	\$25,066,815	\$25,066,815	\$25,066,815	\$25,066,815	\$25,066,815	\$25,066,815				
TOTAL INCREMENTAL VALUE		-	\$1,500,000	\$4,894,862	\$11,656,354	\$17,637,252	\$24,094,819	\$32,002,658	\$41,482,844	\$51,707,089	\$63,884,067	\$81,347,581	\$92,811,977	\$92,811,977	\$92,811,977	\$92,811,977	\$92,811,977	\$92,811,977	\$92,811,977				
2014 RATES		Washington County	-	2,765	9,021	21,191	23,272	25,977	29,493	34,064	40,006	47,731	57,774	60,491	60,491	60,491	60,491	60,491	60,491	60,491	403,989		
		Washington School District	-	10,832	35,348	83,030	91,181	101,779	115,555	133,465	156,747	187,014	226,381	237,007	237,007	237,007	237,007	237,007	237,007	237,007	1,562,897		
		St. George City	-	2,493	8,135	19,110	20,986	23,426	26,596	30,716	36,077	43,043	52,100	54,550	54,550	54,550	54,550	54,550	54,550	54,550	353,436		
		Washington County Water Conservancy District	-	1,224	3,984	9,383	10,304	11,501	13,058	15,082	17,713	21,133	25,580	26,783	26,783	26,783	26,783	26,783	26,783	26,783	178,673		
		Southwest Mosquito Abatement & Control District	-	69	225	529	581	648	736	850	999	1,191	1,442	1,510	1,510	1,510	1,510	1,510	1,510	1,510	262,886		
		Totals:	-	17,382	56,722	133,243	146,325	163,331	185,439	214,179	251,542	300,113	363,256	380,341	380,341	380,341	380,341	380,341	380,341	380,341	14,820	10,084	
		TOTAL INCREMENTAL REVENUE IN PROJECT AREA:	-	\$17,382	\$56,722	\$133,243	\$146,325	\$163,331	\$185,439	\$214,179	\$251,542	\$300,113	\$363,256	\$380,341	\$380,341	\$380,341	\$380,341	\$380,341	\$380,341	\$380,341	\$3,733,236	\$2,540,176	
		PROJECT AREA BUDGET		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030	TOTALS	NPV	
		Sources of Funds:																					
		Priority Tax Incrementation Rate for Budget																					
Washington County	100%	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%				
Washington School District	100%	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%				
St. George City	100%	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%				
Washington County Water Conservancy District	100%	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%				
Southwest Mosquito Abatement & Control District	100%	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%				
Priority Tax Increment for Budget		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030	TOTALS	NPV			
Washington County	-	\$2,765	\$9,021	\$21,191	\$23,272	\$25,977	\$29,493	\$34,064	\$40,006	\$47,731	\$57,774	\$60,491	\$60,491	\$60,491	\$60,491	\$60,491	\$60,491	\$60,491	\$93,748	\$403,989			
Washington School District	-	\$10,832	\$35,348	\$83,030	\$91,181	\$101,779	\$115,555	\$133,465	\$156,747	\$187,014	\$226,381	\$237,007	\$237,007	\$237,007	\$237,007	\$237,007	\$237,007	\$237,007	\$2,326,346	\$1,562,897			
St. George City	-	\$2,493	\$8,135	\$19,110	\$20,986	\$23,426	\$26,596	\$30,716	\$36,077	\$43,043	\$52,100	\$54,550	\$54,550	\$54,550	\$54,550	\$54,550	\$54,550	\$54,550	\$353,436	\$248,965			
Washington County Water Conservancy District	-	\$1,224	\$3,984	\$9,383	\$10,304	\$11,501	\$13,058	\$15,082	\$17,713	\$21,133	\$25,580	\$26,783	\$26,783	\$26,783	\$26,783	\$26,783	\$26,783	\$26,783	\$262,886	\$178,673			
Southwest Mosquito Abatement & Control District	-	\$69	\$225	\$529	\$581	\$648	\$736	\$850	\$999	\$1,191	\$1,442	\$1,510	\$1,510	\$1,510	\$1,510	\$1,510	\$1,510	\$1,510	\$1,420	\$1,004			
Total Property Tax Increment for Budget	-	\$17,382	\$56,722	\$133,243	\$146,325	\$163,331	\$185,439	\$214,179	\$251,542	\$300,113	\$363,256	\$380,341	\$380,341	\$380,341	\$380,341	\$380,341	\$380,341	\$380,341	\$3,733,236	\$2,540,176			
Uses of Tax Increment Funds:		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030	TOTALS	NPV			
Redevelopment Activities (Infrastructure, Incentive Agreements, Professional Services)	96.5%	-	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	\$3,692,573	\$2,451,270			
Project Area Administration	3.5%	-	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	\$130,663	\$88,906			
Total Uses	100.0%	-	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	\$3,733,236	\$2,540,176			
Uses of Tax Increment Funds:		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030	TOTALS	NPV			
Redevelopment Activities (Infrastructure, Incentive Agreements, Professional Services)	-	\$16,774	\$54,736	\$128,579	\$141,203	\$157,614	\$178,948	\$206,663	\$242,798	\$289,609	\$350,542	\$367,029	\$367,029	\$367,029	\$367,029	\$367,029	\$367,029	\$367,029	\$3,692,573	\$2,451,270			
Project Area Administration	\$698	\$1,986	\$4,664	\$5,121	\$5,717	\$6,490	\$7,496	\$8,804	\$10,504	\$12,714	\$13,312	\$13,312	\$13,312	\$13,312	\$13,312	\$13,312	\$13,312	\$13,312	\$130,663	\$88,906			
Total Uses	-	\$17,382	\$56,722	\$133,243	\$146,325	\$163,331	\$185,439	\$214,179	\$251,542	\$300,113	\$363,256	\$380,341	\$380,341	\$380,341	\$380,341	\$380,341	\$380,341	\$380,341	\$3,733,236	\$2,540,176			

**DRAFT**

Agenda Item Number :

## Request For Council Action

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**Date Submitted** 2014-11-12 07:31:57**Applicant** St. George RDA**Quick Title** RDA Agenda - Annual November 1st Report**Subject** Review of the Annual November 1st Reports for each RDA, EDA, and/or CDA within St. George City.

**Discussion** State Law requires each RDA to send an annual report outlining each districts' recent fiscal year's activities to the taxing agencies (County, School District, Water Conservancy District, City, etc.), State Auditor, State School Board, and State Tax Commission. The report also indicates the amount of tax revenues each district expects to receive in the current calendar year, and the upcoming calendar year.

**Cost** \$0.00**City Manager  
Recommendation****Action Taken****Requested by** Deanna Brklacich**File Attachments** [Nov 1st Report 2014.pdf](#)**Approved by Legal  
Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Nov 1st Report 2014.pdf](#)



# CITY OF ST. GEORGE

175 East 200 North  
St. George, Utah 84770

October 30, 2014

Gary Esplin, City Manager  
City of St. George  
175 E. 200 N.  
St. George, UT 84770

RE: St. George RDA – Nov. 1<sup>st</sup> Agency Report

Dear Gary:

Pursuant to Section 17C-1-603, Utah Code Annotated, as amended, the St. George Redevelopment Agency herewith submits the following report for estimated tax increments to be paid to the St. George Redevelopment Agency for the calendar year ending December 31, 2014 and for the calendar year ending December 31, 2015:

District Name	Estimate for Dec. 31, 2014	Estimate for Dec. 31, 2015
Downtown RDA	\$ 825,000.00	\$ 750,000.00
I-15 (Dixie Center) EDA	\$ 500,000.00	\$ 750,000.00
Ft. Pierce EDA #1	\$ 500,000.00	\$ 500,000.00
Ft. Pierce EDA #2	\$ 850,000.00	\$ 800,000.00
Ft. Pierce EDA #3	\$ 0.00	\$ 0.00
Ft. Pierce CDA	\$1,800,000.00	\$1,800,000.00
Existing Airport CDA	\$ 0.00	\$ 0.00

Additional information for each *active* district, pursuant to the newly amended Section 17C-1-603, Utah Code Annotated, is also enclosed.

If you have any questions regarding the foregoing information, please feel free to contact me at 435-627-4004 or via e-mail at [deanna.brklacich@sgcity.org](mailto:deanna.brklacich@sgcity.org).

Sincerely,

Deanna Brklacich, CPA  
Budget & Financial Planning Manager



# St. George Redevelopment Agency

Project Area Name:

Downtown RDA

Report Date

November 1, 2014

City's Fund Number:

4200

County District Number:

17

## District Description:

The Downtown Redevelopment Agency was originally created in 1974 as a 3-block district. In 1978, it was expanded to 15 blocks containing approximately 96 acres from 100 S. and Tabernacle to 200 N. and from 100 W. to 500 E. The primary purpose of the RDA was landscaping and beautification along Main Street and St. George Blvd.; acquisition of blighted properties for redevelopment purposes; acquisition of parking lot property; participation in the Main Street Parking garage; demolition of blighted structures; and storefront renovations. The Downtown RDA was scheduled to expire in 2007; however, in 2005 the taxing agencies agreed through Interlocal Agreement to extend the District an additional 8 years through 2015 in order to fund the Historic Waterwalk and Historic Downtown Plaza (Town Square) projects and their amenities. In 2005, the City issued \$4.2 million in bonds to fund the Historic Waterwalk and Town Square projects which were completed October 2007. Tax Revenues received are primarily pledged towards the annual Debt Service payments for the bond. The City of St. George also loaned the RDA an additional \$1.2 million to pay for the Waterwalk and Town Square improvements, for which tax revenues are also intended to be used to pay back the loan.

## District Term and Timeline:

Effective Start Date Tax Increment (Invoked): January 1, 1975  
 Term (Years): 32 + 8 extension  
 District Expires: December 31, 2015  
 Calendar Years Remaining for the District: 1

## Funding Requirements and Valuations:

20% Housing Fund Requirement: No  
 Max. Tax Increment Allowed?: No  
 Base Year Assessed Value: \$27,052,268  
 Prior Year's Assessed Valuation\*: \$100,568,555  
 Fiscal Year 2014 Tax Receipts \$547,035  
 (\*Before Base Value is Subtracted Off)

## Significant Activity in the Preceding Fiscal Year:

The 15-block area of the Downtown RDA consists of both commercial and residential properties. Several of the properties are considered historic and the District is basically at full build-out with the exception of only a few vacant parcels. During the fiscal year ended June 30, 2014, there was not any significant development activity within the District and assessed valuations decreased slightly by 3.04%.

## Summary of Tax Increment Expenditures in the Preceding Fiscal Year:

During the City's Fiscal Year ended June 30, 2014 the Downtown RDA expended a total of \$505,445. The expenditures included Bond Debt Service for \$477,525; \$394 for Buildings and Grounds; and \$3,738 for Misc. Operating Expenses (audit, insurance, bond trustee fees). And lastly, the old-fashioned carousel which was purchased in 2011 was operational most of the year with fiscal year revenues of \$40,667 and associated operating costs at \$23,788 (wages, signage, maintenance, etc.).

## Incentive Agreements and Terms:

### Company Name

### Summary of Incentive

The Downtown RDA currently does not have any Incentive Agreements.

## Estimate of tax increment to be paid to the St. George RDA for the calendar year ending December 31:

2014	\$825,000
2015	\$750,000

## Additional Comments:

The School District limited (capped) their participation in the RDA during the 8-year extension period to \$200,000 annually for 2008 through 2014, and \$50,000 in 2015. The City also has a participation agreement dated January 2003 with the Mainstreet Partners to provide public parking spaces in the Main Street Parking garage located within the Downtown RDA. The participation is 40% of annual operating and maintenance costs and the agreement has a 40-year term. Accordingly, the RDA will pay this through its Buildings and Grounds account until the RDA expires.





# St. George Redevelopment Agency

Project Area Name: I-15 (Dixie Center) EDA

Report Date

November 1, 2014

City's Fund Number:

3500

County District Number:

32

## District Description:

The I-15 (Dixie Center) Economic Development Agency was approved in October 1997. The district includes 100 acres located east of I-15 near exit 6 (Bluff Street), and south of Riverside Drive. The District is bordered by the Virgin River to the east and the Santa Clara/Virgin River confluence and the new Dixie Drive Interchange to the south. The District is comprised entirely of commercial property and minimal open space (all non-residential). Notable businesses within the District's boundaries include: The Dixie Center Convention Center, Fairfield Inn, Hilton Garden Inn, Cracker Barrel, and Jack In The Box fast food. The City also owns a substantial portion of undeveloped commercial property within the District. Tax Increment revenues are authorized to be used in funding land acquisition, roadways, and other utility infrastructure improvements which foster economic development. In 2007, the City issued Road Sales Tax Bonds, of which \$3 million was allocated to the Dixie Center EDA to purchase property and construct a secondary access road to the area businesses (270 East). The road was completed in 2008. Tax Revenues received by the District are primarily pledged towards the annual Debt Service payments for the bond.

## District Term and Timeline:

Effective Start Date Tax Increment (Invoked): January 1, 2006  
Term (Years): 12  
District Expires: December 31, 2017  
Calendar Years Remaining for the District: 3

## Funding Requirements and Valuations:

20% Housing Fund Requirement: No  
Max. Tax Increment Allowed?: Yes, \$3.5 million  
Base Year Assessed Value: \$0  
Prior Year's Assessed Valuation: \$26,627,496  
Fiscal Year 2014 Tax Receipts \$340,055

## Significant Activity in the Preceding Fiscal Year:

During the fiscal year ended June 30, 2014, the Rib & Chop House restaurant and the Culver's fast-food restaurant both opened. The City also sold a portion of property below the storage units off of 270 East where a professional dental office plaza is planned to be constructed within a couple years. This activity will likely be reflected on the 2014 tax rolls, whereas the District's assessed valuations in 2013 decreased from 2012 values by 4.38%.

## Summary of Tax Increment Expenditures in the Preceding Fiscal Year:

During the City's Fiscal Year ended June 30, 2014 the Dixie Center EDA expended a total of \$341,379. The expenditures included Debt Service for \$320,000 and \$21,379 for Administration expenses.

## Incentive Agreements and Terms:

### Company Name

### Summary of Incentive

The Dixie Center EDA currently does not have any Incentive Agreements.

## Estimate of tax increment to be paid to the St. George RDA for the calendar year ending December 31:

2014	\$500,000
2015	\$750,000

## Additional Comments:

To attract and accommodate new developments, in September 2014, the Dixie Center EDA was amended to extend the District's maturity date an additional six years beyond the existing expiration date of December 31, 2017, or when property tax revenues reach the \$3.5 million cap, whichever occurs first. The amendment allows the EDA to earn an estimated \$2.9 million to install erosion protection, roadway improvements, and landscaping. During the extension period, the School District will also receive approximately \$200,000 annually. In August 2014, the City Council agreed to sale approximately 4 acres near the Dixie Center for the site of two hotels expected to open in 2015 and 2016 with a combined estimated taxable value (real and personal) of \$12.5 million. There is also potential for a restaurant near the hotel sites.





# St. George Redevelopment Agency

Project Area Name: Ft. Pierce EDA #1

Report Date

November 1, 2014

City's Fund Number:

3400

County District Number:

40

## District Description:

The Ft. Pierce Economic Development Agency #1 was approved in October 2006. The district includes approximately 86 acres located in the northern section of the Ft. Pierce Industrial Business Park, which is located in the southeast quadrant of the City off of River Road. The southern boundary of the Ft. Pierce EDA #1 is at Commerce Drive. The District is comprised entirely of industrial/commercial property (all non-residential). Notable businesses within the District's boundaries include: The Spectrum (Desert Sun Publishing), Quality Development, Quality Truss, Ft. Pierce Storage, and Czarnowski Display Service. Tax Increment revenues are authorized to be used in funding economic incentives (attract new businesses and job creation), roadway construction, and other utility infrastructure improvements which foster economic development for the District. In 2007, the City issued Road Sales Tax Bonds, of which \$1.2 million was allocated to the Ft. Pierce EDA #1 to participate in the State's (UDOT) construction of the Southern Corridor which was completed in 2010; and the Replacement Airport project which was completed in 2011. Tax Revenues received by the District are primarily pledged towards economic incentives, annual Debt Service payments for the bond, and the 20% Affordable Housing requirement.

## District Term and Timeline:

Effective Start Date Tax Increment (Invoked): January 1, 2006  
Term (Years): 15  
District Expires: December 31, 2020  
Calendar Years Remaining for the District: 6

## Funding Requirements and Valuations:

20% Housing Fund Requirement: Yes  
Max. Tax Increment Allowed?: No  
Base Year Assessed Value: \$240,995  
Prior Year's Assessed Valuation\*: \$26,411,661  
Fiscal Year 2014 Tax Receipts \$300,482  
(\*Before Base Value is Subtracted Off)

## Significant Activity in the Preceding Fiscal Year:

The Ft. Pierce EDA #1 is substantially at full build-out. Other than re-valuations to market, changes in real and personal property valuations would therefore likely occur due to expansions or renovations, and/or increased investments in equipment. During the fiscal year ended June 30, 2014, there was not any significant development activity within the District. Assessed valuations decreased slightly in 2013 from 2012 values by approximately 1%.

## Summary of Tax Increment Expenditures in the Preceding Fiscal Year:

During the City's Fiscal Year ended June 30, 2014 the Ft. Pierce #1 EDA expended a total of \$280,517. This District's portion of the bond's debt service was paid off in Fiscal Year 2013, and as such \$0 was expended towards Debt Service and instead \$160,000 was re-distributed to the Taxing Agencies based upon their pro-rata percentage of the current tax levy; Administration expenses totaled \$11,044; and a transfer of \$60,096 (20% of tax increment revenues) was made to the City's Affordable Housing Fund to be used on affordable housing projects. Incentive Agreement payments totaled \$49,377 to Czarnowski Display Service, which began operations in the fall of 2011.

## Incentive Agreements and Terms:

<u>Company Name</u>	<u>Summary of Incentive</u>
Czarnowski Display Service Inc.	Year 1 - 100%, Year 2 - 90%, Year 3 - 80%, Year 4 - 70%, and Year 5 - 60% (begins 2012)
The Spectrum	25% for 5 years from the Date of Occupancy (began 2006, ended 2010)

## Estimate of tax increment to be paid to the St. George RDA for the calendar year ending December 31:

2014	\$500,000
2015	\$500,000

## Additional Comments:

Beginning with Fiscal Year 2014, the Ft. Pierce EDA #1 began making distributions of property tax revenues back to the individual taxing agencies. A similar distribution is also anticipated in Fiscal Year 2015.



# St. George Redevelopment Agency

Project Area Name:

**Ft. Pierce EDA #2**

Report Date

November 1, 2014

City's Fund Number:

3300

County District Number:

43

## District Description:

The Ft. Pierce Economic Development Agency #2 was approved in October 2003. The district includes approximately 100 acres located in the middle section of the Ft. Pierce Industrial Business Park, which is located in the southeast quadrant of the City off of River Road. The northern boundary of the Ft. Pierce EDA #2 is at Commerce Drive. The District is comprised entirely of industrial/commercial property (all non-residential). Notable businesses within the District's boundaries include: Wells Dairy (Blue Bunny), Sylarus, Slater Trucking, and Parke Cox Trucking. Tax Increment revenues are authorized to be used in funding economic incentives (attract new businesses and job creation), roadway construction, and other infrastructure improvements which foster economic development for the District. In 2007, the City issued Road Sales Tax Bonds, of which \$1.3 million was allocated to the Ft. Pierce EDA #2 to participate in the State's (UDOT) construction of the Southern Corridor which was completed in 2010; and the Replacement Airport project which was completed in 2011. Tax Revenues received by the District are primarily pledged towards economic incentives, annual Debt Service payments for the bond, and the 20% Affordable Housing requirement.

## District Term and Timeline:

Effective Start Date Tax Increment (Invoked): January 1, 2004  
 Term (Years): 15  
 District Expires: December 31, 2018  
 Calendar Years Remaining for the District: 4

## Funding Requirements and Valuations:

20% Housing Fund Requirement: Yes  
 Max. Tax Increment Allowed?: No  
 Base Year Assessed Value: \$0  
 Prior Year's Assessed Valuation: \$40,874,221  
 Fiscal Year 2014 Tax Receipts \$476,203

## Significant Activity in the Preceding Fiscal Year:

During the fiscal year ended June 30, 2014, there was not any significant development activity within the District and assessed valuations decreased in 2013 from 2012 values by approximately 1%.

## Summary of Tax Increment Expenditures in the Preceding Fiscal Year:

During the City's Fiscal Year ended June 30, 2014 the Ft. Pierce #2 EDA expended a total of \$478,657. The expenditures included Debt Service for \$205,000; Economic Incentive payments for \$161,223; Administration expenses for \$17,194; and a transfer of \$95,240 (20% of tax increment revenues) to the City's Affordable Housing Fund to be used on affordable housing projects.

## Incentive Agreements and Terms:

Company Name	Summary of Incentive
Wells Dairy (Blue Bunny) Sylarus	80% of Real and Personal Property Taxes paid for 15 years (runs full term of the District) Year 1 - 100%, Year 2 - 90%, Year 3 - 80%, Year 4 - 70%, & Year 5 - 60% (began 2007, ended 2011)

## Estimate of tax increment to be paid to the St. George RDA for the calendar year ending December 31:

2014	\$850,000
2015	\$800,000

## Additional Comments:

In September 2014, Wells Dairy (Blue Bunny Ice Cream) announced it will be closing its production facility. The company expects to fully phase out operations by December 31, 2014. Wells Dairy is the largest business within the Ft. Pierce EDA #2 and its closure will have a noticeable impact the community and on the District's finances; however, the specific effects are unknown at this time.



# St. George Redevelopment Agency

Project Area Name:

**Ft. Pierce CDA**

Report Date

November 1, 2014

City's Fund Number:

3600

County District Number:

46

## District Description:

The Ft. Pierce Community Development Agency (CDA) was approved in October 2006 through Interlocal Agreement. The district includes approximately 110 acres located in the southeast section of the Ft. Pierce Industrial Business Park, which is located in the southeast quadrant of the City off of River Road. The northern boundary of the Ft. Pierce CDA is at approximately Venture Drive and the western boundary is River Road. The District is comprised entirely of industrial/commercial property (all non-residential). Notable businesses within the District's boundaries currently include: Family Dollar, Viracon, St. George Truss, YESCO, Geneva Pipe, Ferguson Plumbing, and H&E Equipment Services. Tax Increment revenues are authorized to be used in funding economic incentives (attract new businesses and job creation), roadway construction, and other infrastructure improvements which foster economic development for the District. In 2007, the City issued Road Sales Tax Bonds, of which \$4 million was allocated to the Ft. Pierce CDA to participate in the State's (UDOT) construction of the Southern Corridor which was completed in 2010; and the Replacement Airport project which was completed in 2011. Tax Revenues received by the District are primarily pledged towards economic incentives, annual Debt Service payments for the bond, and future infrastructure projects.

## District Term and Timeline:

Effective Start Date Tax Increment (Invoked): January 1, 2008  
 Term (Years): 15  
 District Expires: December 31, 2022  
 Calendar Years Remaining for the District: 8

## Funding Requirements and Valuations:

20% Housing Fund Requirement: No  
 Max. Tax Increment Allowed?: No  
 Base Year Assessed Value: \$0  
 Prior Year's Assessed Valuation: \$62,148,733  
 Fiscal Year 2014 Tax Receipts \$1,106,792

## Significant Activity in the Preceding Fiscal Year:

In September 2013, Family Dollar completed construction of its 800,000<sup>+</sup> square foot distribution facility which has a projected combined real property and personal property value of \$80 million at full build-out. Accordingly, their 2013 real property value was based upon partially-complete construction and their 2014 assessed valuation is projected to increase by \$50 million with a corresponding increase in property tax revenues of approximately \$500,000. Also, Viracon temporarily ceased operations in mid-April 2013; however, in September 2014, company officials announced the facility will re-open in 2015. As such, although the Ft. Pierce CDA experienced a drop in property tax revenues from Viracon during Fiscal Year 2014, we anticipate this will correct in Fiscal Year 2015. Due to the Family Dollar facility, overall assessed valuations increased by 49% in 2013 from 2012.

## Summary of Tax Increment Expenditures in the Preceding Fiscal Year:

During the City's Fiscal Year ended June 30, 2014, the Ft. Pierce CDA expended a total of \$799,535. The expenditures included Debt Service for \$700,000; Economic Incentive payments for \$60,291; and Administration expenses for \$39,244.

## Incentive Agreements and Terms:

Company Name	Summary of Incentive
Viracon	80% for 5 years, not to exceed \$1 million (final payment was January 2012)
YESCO	50% for 5 years (began 2009, ends 2013)
Rikutec	Incentive not invoked within required time frame and therefore expired
Family Dollar	75% through the CDA's expiration date of December 31, 2022

## Estimate of tax increment to be paid to the St. George RDA for the calendar year ending December 31:

2014	\$1,800,000
2015	\$1,800,000

## Additional Comments:

In December 2007, the District's boundaries were modified by Interlocal Agreement to add 10 acres (lots 146 and 147 for Rikutec) located in the southwest corner of the Ft. Pierce Business Park.



**ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES  
AUGUST 21, 2014, 6:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Agency Member Gil Almquist  
Agency Member Michele Randall  
Agency Member Joe Bowcutt  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez**

**EXCUSED:**

**Chairman Jon Pike  
Agency Member Jimmie Hughes  
Agency Member Bette Arial**

**RESOLUTION:**

**Consider approval of a Resolution designating the Fort Pierce CDA #2 Community Development Project Area to be created, authorizing the drafting of the project area plan and project area budget, and authorizing and directing all necessary action by the Agency, consultants, staff, and counsel.**

City Manager Gary Esplin presented a map depicting the proposed CDA in the Fort Pierce Business Park. The area outlined is the proposed boundary for the new CDA. The district needs to be created before January 1, 2015. Tonight's request is to approve a resolution designating the boundary.

**MOTION:** A motion was made by Agency Member Randall to approve the resolution designating the Fort Pierce CDA #2 Development Project Area to be created.  
**SECOND:** The motion was seconded by Agency Member Bowcutt.  
**VOTE:** Agency Member Almquist called for a roll call vote, as follows:

Agency Member Almquist - aye  
Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes from the June 13, 2013 meeting.**

**MOTION:** A motion was made by Agency Member Randall.  
**SECOND:** The motion was seconded by Agency Member Bowcutt.  
**VOTE:** Agency Member Almquist called for a vote, as follows:

Agency Member Almquist - aye  
Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes from the June 27, 2013 meeting.**

**MOTION:** A motion was made by Agency Member Randall.  
**SECOND:** The motion was seconded by Agency Member Bowcutt.  
**VOTE:** Agency Member Almquist called for a vote, as follows:

Agency Member Almquist - aye  
Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes from the June 19, 2014 meeting.**

**MOTION:** A motion was made by Agency Member Bowcutt.  
**SECOND:** The motion was seconded by Agency Member Randall.  
**VOTE:** Agency Member Almquist called for a vote, as follows:

Agency Member Almquist - aye  
Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

**ADJOURN:**

**MOTION:** A motion was made by Agency Member Almquist to adjourn.  
**SECOND:** The motion was seconded by Agency Member Bowcutt.  
**VOTE:** Agency Member Almquist called for a vote, as follows:

Agency Member Almquist - aye  
Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

---

Christina Fernandez, City Recorder



**ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY MINUTES  
SEPTEMBER 4, 2014, 6:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Chairman Jon Pike  
Agency Member Gil Almquist  
Agency Member Jimmie Hughes  
Agency Member Michele Randall  
Agency Member Joe Bowcutt  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez**

**EXCUSED:**

**Agency Member Bette Arial**

**PUBLIC HEARING:**

**Public hearing to take public comment on and objections, if any, to the Amended Project Area Budget for the Dixie Center EDA also known as the I-15 EDA.**

City Manager Gary Esplin advised the Dixie Center EDA was created a number years ago. At that time, the amount of money generated from taxes for the new building around the Dixie Center was capped at \$3.5 million. Additionally, a Taxing Agency Committee (TEC) was set up which comprised of representatives from the Washington County School District, City, Washington County, Special Services District and State Board of Education that set the budget for the district. In order for development to occur on the property and surrounding area, funds had to be spent on erosion protection, new streets and utilities as well as other improvements. The only beneficiaries were the agencies that benefit from the new development that is being incurred. In order to change that, the TEC had to be re-instituted, which is now comprised of representatives from the Washington County School District, City, Washington County, Water Conservancy District and State Board of Education. The proposed new budget is an additional amount up to \$2.9 million, if the improvement occurs within six years after the ending of the district which will be in 2018. The City would take the taxes generated by the new development and put it into the needed infrastructure to facilitate the new economic activity. The board unanimously approved the budget.

Jason Burningham, with Lewis Young Roberston and Burningham, provided and outlined a handout covering the Dixie Center Economic Development Area (EDA): Amended Project Area Budget; Map of Project Area; Original Project Area Budget & Background; Amended Project Area Budget; Budget Amendment Process; and Amended Project area Budget: Sources & Uses. He explained all agencies that sit on the TEC wholeheartedly support the project. The amended budget provides a benefit to the School District as part of the negotiated process.

City Manager Gary Esplin explained that the proposed budget amendments include extending the term 6 years beyond 2018. The problem with any EDA is when the County assesses the taxes, it takes a year to receive the monies. He believes it would be a great concept to have all partners share in the new growth that will not happen unless the improvements are done.

Agency Member Hughes commented that it is fascinating that EDA's are win-win situations.

Chairman Pike opened the public hearing. There being no public comment, he closed the public hearing.

**RESOLUTION:**

**Consider approval of a resolution adopting an amended project area budget for**

**the Dixie Center EDA also known as the I-15 EDA.**

**MOTION:** A motion was made Agency Member Bowcutt to approve the resolution.  
**SECOND:** The motion was seconded by Agency Member Almquist.  
**VOTE:** Chairman Pike called for a roll call vote, as follows:

Agency Member Almquist - aye  
Agency Member Hughes - aye  
Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

**ADJOURN TO CITY COUNCIL MEETING:**

**MOTION:** A motion was made by Agency Member Almquist to adjourn to the City Council meeting.  
**SECOND:** The motion was seconded by Agency Member Hughes.  
**VOTE:** Chairman Pike called for a roll call vote, as follows:

Agency Member Almquist - aye  
Agency Member Hughes - aye  
Agency Member Randall - aye  
Agency Member Bowcutt - aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

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